



Amendment to the Espada Public Improvement District (PID) No. 1

City Council A Session Agenda Items #51 & #52

June 20, 2024

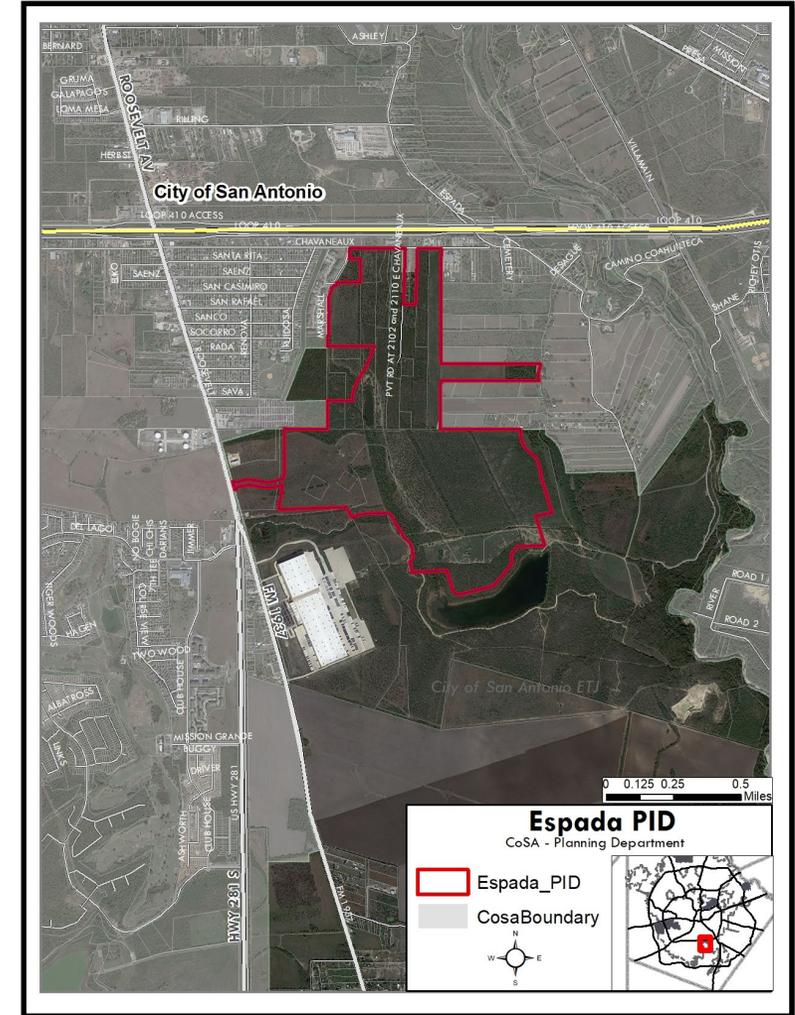
Bridgett White, AICP

Director, Planning Department

Espada PID No. 1 Petition

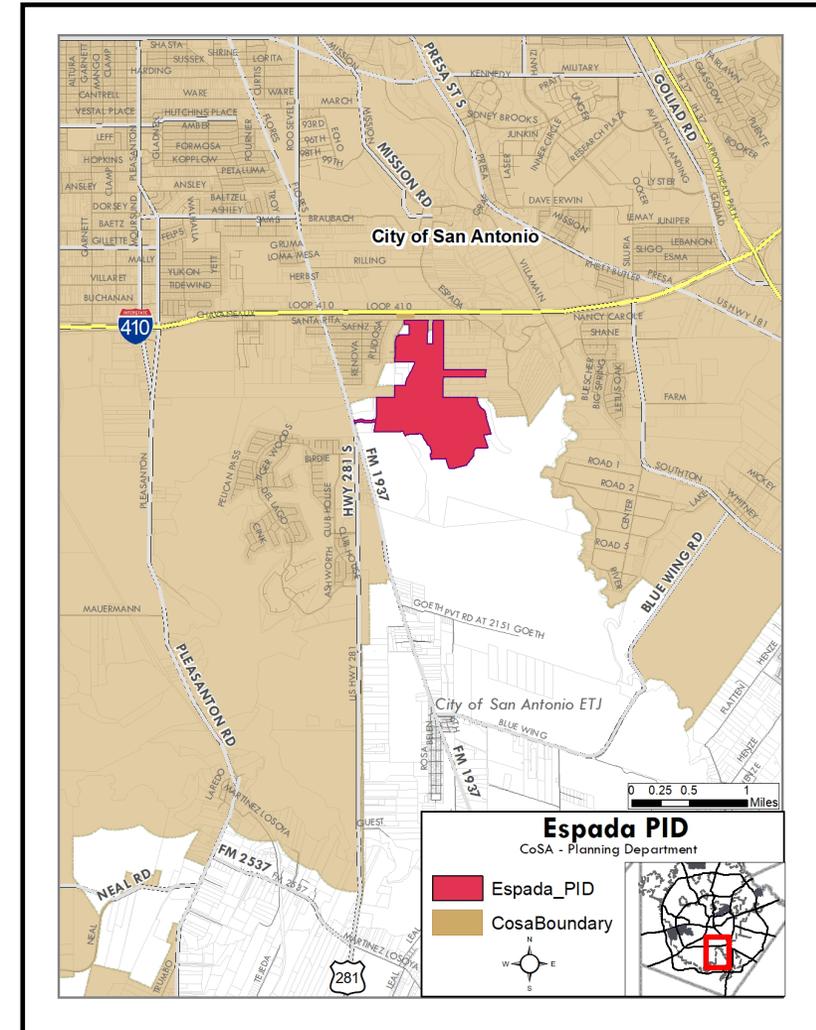
Seeking City's Approval of:

- The PID's amended boundaries
- A Development Agreement between the City and the PID's Landowners.



Espada PID No. 1 Background

Applicant/ Owner(s)	<ul style="list-style-type: none"> • Espada PID No. 1 Board of Directors • Marmaxx Operating Corp. and Lennar Homes of Texas Land and Construction, Ltd.
Property Acreage and Location	<ul style="list-style-type: none"> • 426.794 acres • SE Loop 410 and Hwy 281 S
Project	<ul style="list-style-type: none"> • 2,005 Single-Family Res. Lots • Water & Sewer: SAWS
Proposed Improvements	<ul style="list-style-type: none"> • Proposed on-site improvements - individual lot improvement, streets, utilities, drainage and grading, parks, open space, and trail connection • Proposed off-site improvements - a turn lane, utility extension, traffic light, streets, and driveways
Costs	Approximately \$95.4 M
Revenue	Approximately \$60.8 M



Consent & Development Agreement Terms



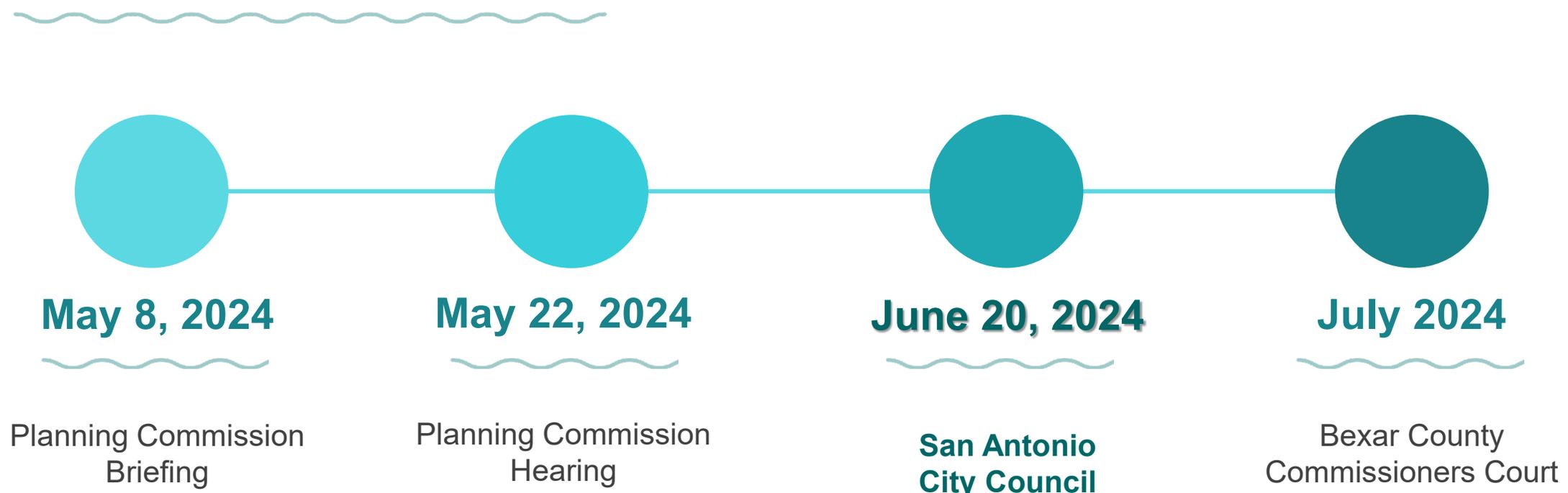
Consent to PID Creation

- County's delegation of road district powers
- Provision of water, wastewater, and drainage infrastructure
- No exercise of eminent domain powers
- No power to annex, expand, divide, or exclude land within PID boundaries

Development Agreement

- Non-annexation for 30 years
- Not exceed the City's tax rate
- Agreed to voluntary annexation petition by owner and services upon annexation
- Agreed to comply with all municipal regulations and laws applicable to all properties in the City's ETJ
- New application provisions and fees

Proposed Timeline



May 8, 2024

Planning Commission
Briefing

May 22, 2024

Planning Commission
Hearing

June 20, 2024

**San Antonio
City Council**

July 2024

Bexar County
Commissioners Court

Recommendation

- Staff recommends Approval of a Resolution granting the City's consent to amending the Espada PID No. 1 boundaries.
- Staff recommends Approval of an Ordinance executing a 30-year Development Agreement between the City and the PID's Landowners.

THANK YOU

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